

**Santa Clara Teacher Housing Foundation  
2022-2023 Budget**

	<b>Annual Budget</b>
<b>INCOME:</b>	
Rent:	
1 Bedroom	549,720.00
1 Bedroom w/ Den	214,056.00
2 Bedroom	748,008.00
<b>Total Income</b>	<b>1,511,784.00</b>

**EXPENSES:**

*Direct Expenses:*

Management Fee	75,590.00
Reimbursables	1,200.00
Insurance	1,500.00

Repairs & Maintenance

Electrical & Lighting	30,000.00
Floor Coverings	24,000.00
General	12,000.00
HVAC	30,000.00
Landscaping	36,000.00
Locksmith	4,000.00
Maintenance & Janitorial	9,600.00
Painting	12,000.00
Pest Control	6,000.00
Plumbing	30,000.00
Roofing & Gutters	3,600.00
Windows & Screens	600.00

Appliances	6,000.00
Fire Monitoring	900.00
Miscellaneous	50,000.00

Utilities

Cable (Rec Room)	600.00
Electric	
Gas	130,000.00
Sewer	
Water	

<b>Total Direct Expenses</b>	<b>463,590.00</b>
------------------------------	-------------------

**Santa Clara Teacher Housing Foundation  
2022-2023 Budget**

*General Administrative:*

Accounting	12,000.00
Bank Fees	100.00
Commissions	36,000.00
Consultants	1,000.00
Donation	12,000.00
Legal	1,200.00
Payroll	2,000.00
Miscellaneous	5,000.00
Telephone	15,000.00
<b>Total General Expenses</b>	<b>84,300.00</b>

*Principal & Interest:*

Principal	250,000.00
Interest	278,936.00
<b>Total Principal &amp; Interest</b>	<b>528,936.00</b>

**Total Budget** **1,076,826.00**

**Surplus / (Deficit)** **\$434,958.00**